

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		WEBSTER ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	114
Owner 1:	OSTRANDER MARK & MEGHAN			
Owner 2:				
Owner 3:				
Street 1:	114 WEBSTER ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	KILROY TIMOTHY -		
Owner 2:	-		
Street 1:	114 WEBSTER ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 2374 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	748,400	3,000		751,400
Total Card	0.000	748,400	3,000		751,400
Total Parcel	0.000	748,400	3,000		751,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		316.51	/Parcel: 316.5

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	748,400	3000	.		751,400		Year end	12/23/2021
2021	102	FV	726,400	3000	.		729,400		Year End Roll	12/10/2020
2020	102	FV	715,500	3000	.		718,500	718,500	Year End Roll	12/18/2019
2019	102	FV	629,700	3000	.		632,700	632,700	Year End Roll	1/3/2019
2018	102	FV	557,000	3000	.		560,000	560,000	Year End Roll	12/20/2017
2017	102	FV	507,900	3000	.		510,900	510,900	Year End Roll	1/3/2017
2016	102	FV	507,900	3000	.		510,900	510,900	Year End	1/4/2016
2015	102	FV	469,500	3000	.		472,500	472,500	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	Measured	DGM	D Mann
5/31/2012	MLS	EMK	Ellen K
6/9/2004	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

044.A-0004-0114.0

## PRINT

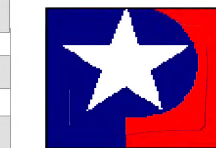
Date	Time
12/30/21	19:44:22

**LAST REV**

Date	Time
06/14/18	09:32:1

danam

14842



**Patriot**  
Properties Inc.

## USER DEFINED

	Prior Id # 1:	31307
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	BLUE		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1923	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	55.000000000
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM: 7				BR: 3			Baths: 1		HB	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		9%
Economic:		9%
Special:		9%
Override:		9%
	<b>Total:</b>	<b>18.6%</b>

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.09229147
Const Adj.:	0.98980200
Adj \$ / SQ:	329.751
Other Features:	92750
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	919359
Depreciation:	171001
Depreciated Total:	748358

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
<b>Totals</b>			
1	7	3	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	3,000	Total Special Features:		Total:	3,000
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,374	329.750	782,830
Net Sketched Area:		2,374	Total:	782,830
Size Ad	2374 Gross Area	2374	FinArea	2374

### SUB AREA DETAIL

[illegible]

**IMAGE**

**AssessPro** Patriot Properties, Inc

